

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Ranga Reddy District – Implementation of orders issued in G.O.Rt.No.181, Revenue (Q) Department, dt.10-02-1986 and for alienation of the land admeasuring (25719) Sq.yards and (6906) Sq.yards totaling to (32625) Sq.yards in Sy.No.66/4 of Mansoorabad Village of Saroornagar Mandal in favour of Legal Heirs of Late L.Gopal Reddy and Smt. Y.Sugunamala, on payment of value of Rs.50/- per Sq yard i.e. the then prevailing market value and that the Hon'ble High Court orders be implemented to the title holders and collect the value as lump sum – Orders – Issued.

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REVENUE (ASN.V) DEPARTMENT

**G.O.Ms.No. 473**

**Dated: 21<sup>st</sup> April, 2011**  
**Read the following:-**

- 1) G.O.Rt.No.181, Revenue (Q) Department, dt.10-02-1986
- 2) Notice from the Registrar, APHC Hyderabad in C.C.No.1073/2010 dt.03.08.2010 and 10.12.2010
- 3) From the Collector, Ranga Reddy District Lr.No.E4/1294/2010 dated: 02.12.2010
- 4) From the Spl.C.S & CCLA, Hyderabad, Letter No.BB1/2490/2010 dt.09.12.2010.

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**ORDER:**

In the reference third read above, the Collector, Ranga Reddy District has reported that an extent of Ac.10.00 gts., of land in Sy.No.66/4 of Mansoorabad Village of Saroornagar Mandal of the then Hayathnagar Taluq (Formerly Hyderabad, East Taluq) was assigned under Political sufferer category, on 27.02.1961 by the then Tahsildar, Hayathnagar. Subsequently, vide Lr.No.B1/4381/1969 dt.16-10-1970 the Collector, Warangal intimated to Collector, R.R.District that Sri Balaraj had also got assigned Ac.10.00 gts., of land Channaram Village of Warangal Taluq by producing forged documents. Thus it was proved that A.Balraj got assignment of land at two places illegally by producing forged documents. The Joint Collector, Ranga Reddy issued a show cause notice to Sri A.Balaraj U/s 166-B of AP (TA) Land Revenue Act 1317 Fasli as to why the assignment made to him should not be cancelled. But the notice could not be served on him as he was not traceable and did not appeal before the Joint Collector, on the day of final enquiry in spite of vide publicity given in this regard.

2. The Collector, Ranga Reddy has also reported that Sri L.Gopal Reddy filed a representation on 29-08-1979 and 07-09-1979 and also appeared for enquiry on 05-10-1979. It was represented by L.Gopal Reddy and Y.Sugunamala W/o Goverdhan Reddy that the land that was assigned to Sri Balraj was sold on 26.08.1965 to Smt.G. Rameshwaramma W/o Goverdan Reddy under registered sale deed and also they obtained permission under Section 47 under AP (TA) Tenancy and Agricultural Lands Act, 1950 from the Tahsildar, Hyderabad East on 24-08-1965. Subsequently in the year 1975 Smt.Rameshwaramma sold the said land through the Document No.809/75 dt.23-03-1975 to Smt.L.Vijaya W/o Gopal Reddy and through an agreement of sale through Sri Gopal Reddy to Y.Sugunamala the entire property of Ac.10.00 gts., After due enquiry the Joint Collector passed orders dt.15-10-1979 canceling the assignment made in favour of A.Balraj S/o Appa Rao for an extent of Ac.10.00 in Sy.No.66 of Mansoorabad Village U/s 166-B of AP(TA) Land Revenue Act, 1317 Fasli.

(PTO)

3. The Collector Ranga Reddy District, has further reported that aggrieved by the above orders, the petitioners filed an appeal before the then Commissioner of Land Revenue who passed orders dt.08-10-1982 dismissing the appeal and vacating the interim stay confirming the orders of the Joint Collector, Ranga Reddy District. Aggrieved by the said orders, the petitioners filed a revision petition before the Government. The Government disposed off the same while issuing orders vide G.O. first read above, holding that petitioners had purchased the land in good faith and invested substantial amounts for putting up a Poultry farm and allowing the petition subject, however to the payment of reasonable price for the land in question and relaxation of existing rules, if necessary. It was also directed to come up with proposals for relaxation of ban orders. In pursuance of the said GO the then MRO Saroornagar inspected the site and submitted proposals to the RDO proposing fixation of Rs.50/- per Sq.yard.

4. The Collector, Ranga Reddy District has also reported that subsequently, the petitioners filed WP No.27590/1996 before the Hon'ble High Court seeking a direction to the official respondents seeking implementation of the orders passed by the Government in G.O.Rt.No.181, Revenue (Q) Department, dt.10-02-1986 on payment of the Market Value prevailing in 1986. Aggrieved by the said orders of the Hon'ble High Court, a W.A.No.859/2003 was filed against the Judgment of the Learned Single Judge, dt.28-11-2001 in W.P.No.27590/1996. In the Judgment the Hon'ble High Court directed to implement the G.O.Rt.No.181, dt.10-02-1986 duly collecting the market value. He has also reported that aggrieved by the orders of the Hon'ble High Court in WA No.859/2003, SLP was filed by the Government before the Hon'ble Supreme Court of India. The Hon'ble Apex Court up on hearing the same dismissed the SLP on 4.9.2006. Sri L.Gopal Reddy (Died) & (3) others filed C.C.No.1073/2010 against the official respondents for committing the contempt of the Hon'ble High Court for disobedience of the orders of the Hon'ble Court in W.P.No.27590/1996, dt.28-11-2001 and the orders merged with the WA No.859/2003, dt.16-09-2005, and further in SLP to Civil No...2006 CC No.4775/2006, dt.04-09-2006.

5. He has also reported that, the Deputy Collector & Tahsildar, Saroornagar inspected the spot with reference to the records and found that several structures have come up over the subject land in Sy.No.66/4 of Mansoorabad Village which is under the occupation of different persons. The Deputy Collector & Tahsildar, Saroornagar has also reported that as per the agreement of sale of the petitioners L.Gopal Reddy and Smt.Y.Sugunamala the total sale consideration of the land was Rs.40,000/-i.e. Rs.4,000/- per acre and that the basic value of Sy.No.66 and 66/4 in 2001-2002 was Rs.2,250/- per Sq.yard and Rs.3,750/- per Sq.yard respectively. Further the basic value for Sy.No.66 and 66/4 in 2010 is reported to be Rs.5,500/- per Sq.yard and Rs.15,000/- per Sq.yard respectively. But the Deputy Collector & Tahsildar, Saroornagar has proposed for fixation of market value @ Rs.50/- per Sq.yard in the light of the orders of the Hon'ble High Court and the rate proposed by the then MRO Saroornagar. Further he has reported that on physical verification an extent of (25719) Sq.yards of land is under the Legal Representatives (LRs) of Late L.Gopal Reddy and an extent of (6906) Sq.yards of land is under Y.Sugunamala. The remaining extent has been covered under the Inner Ring Road and other Road.

6. In the reference fourth read above, the CCLA has reported that in view of the orders of Hon'ble High Court and Supreme Court, he has requested the Government for implementation of orders issued in G.O.Rt.No.181, Revenue (Q) Department, dt.10-02-1986 on payment of reasonable price.

Contd...3.

7. Government after careful examination of the matter in detail, hereby permit the Collector, Ranga Reddy District to implement the orders issued in G.O.Rt.No.181, Revenue (Q) Department, dt.10-02-1986 and for alienation of the land admeasuring (25719) Sq.yards and (6906) Sq.yards totaling to (32625) Sq.yards in Sy.No.66/4 of Mansoorabad Village of Saroornagar Mandal as per the physical status of the land submitted by the Deputy Collector & Tashildar, Saroornagar Mandal in favour of Legal Heirs of Late Sri. L.Gopal Reddy and Smt. Y.Sugunamala, duly collecting the value of Rs.50/- per Sq yard i.e. the then prevailing market value and that value be collected as lump-sum and that the Hon'ble High Court orders are to be implemented to the title holders.

8. The Spl.CS & CCLA / Collector, Ranga Reddy District shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Spl.CS & Chief Commissioner of Land Administration, Hyderabad  
The Collector, Ranga Reddy District

**Copy to :**

The Legal Heirs of Late L.Gopal Reddy and Smt.Y.Sugunamala  
***through Collector Ranga Reddy District***  
SF/SCs,

// FORWARDED BY ORDER //

**SECTION OFFICER**